

ATTACHMENT J8

Goodfellow AFB Natural Gas Distribution System

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J8 Goodfellow AFB Natural Gas Distribution System

J8.1 Goodfellow AFB Overview

Goodfellow AFB, located in the southeast portion of San Angelo, Tom Green County, Texas, is an Air Education and Training Command (AETC) installation that conducts intelligence, fire suppression, and special instruments operation training. The host command is the 17th Training Wing (17 TRW), which trains more than 9,300 personnel annually from all military services. Tenant units include:

- 344th Military Intelligence Battalion/111th Military Intelligence Brigade
- Naval Technical Training Detachment
- Marine Corps Detachment
- Department of Transportation Tire Testing Facility

Goodfellow AFB occupies 1,132 acres and contains approximately 200 buildings enclosing over 2.2 million square feet (sf).¹ The Base also leases 200 units of 801-Leased Military Family Housing. The Base's airfield has been deactivated and has no flying operations.

The Base has a total population of over 5,000, including military personnel and dependents, civilian employees and support personnel, and an average daily student load of approximately 2,250. Goodfellow AFB's annual payroll is approximately \$163 million (combined military and civilian) and the Base is estimated to contribute approximately \$215 million to the local economy through civilian employment, contracting, and purchases from local businesses.

Goodfellow AFB was initially a pilot training installation from its establishment in 1940 (as the San Angelo Air Corps Basic Flying Training School) through 1958. Flying operations ceased in 1958 and the Base was redesignated a USAF advanced cryptologic training center. The Base began providing cryptologic training to other services in the 1960s and its mission expanded in 1985 with the consolidation of intelligence training operations from three other AFBs. AETC activated the 17 TRW in 1993, which further diversified and expanded Goodfellow AFB's mission.

A number of new facilities are planned for Goodfellow AFB, and existing facilities will be upgraded or replaced to meet future mission requirements. Key projects planned for the Base are expected to increase the total square footage in Base buildings by approximately 7.9 percent.

¹ The nonresidential structures include offices, industrial maintenance and repair facilities, and community service facilities (e.g., Goodfellow Clinic and commissary). On-Base residential structures include dormitories, 24 fourplexes, and 3 detached single-family residences.

J8.2 Natural Gas Distribution System Description

J8.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Goodfellow AFB natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The actual inventory of items sold will be established in the Bill of Sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the natural gas distribution system privatization are:

- None

J8.2.1.1 Description

Natural gas is supplied to Goodfellow AFB through one regulator station. Natural gas is used to meet space and water heating requirements on Base, primarily in buildings. There are no natural gas fired air conditioners or compressed natural gas (CNG) fueling stations on Base.

Nearly all of the natural gas distribution system components on the Base were installed from the mid-1980s to the mid-1990s. The piping material that was used is polyethylene (PE). The distribution system is looped so that, in nearly all locations, buildings can be fed from at least two different paths.

The distribution piping is all PE, and the system operates at one pressure Basewide (20 pounds per square inch gauge—psig). Mains range from 2 to 6 inches in diameter, and service lines range from $\frac{3}{4}$ to 1 inch. There is one gate-pressure-reducing (i.e., regulator) station, owned and operated by Lone Star and will not be transfer under this contract. Most of the service risers are anodeless, and some are coated carbon steel pipe. These coated carbon steel risers do not have any cathodic protection. Each building has at least one regulator to lower the gas pressure for equipment and appliance use (i.e., 7 inches of water to 1 psig).

J8.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the Goodfellow AFB natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Utility Inventory Goodfellow AFB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<u>PE Gas Pipe</u>	6	3,225	lf	1990
	4	22,320	lf	1990
	3	10,295	lf	1990
	2	5,890	lf	1990
	1.5	850	lf	1990
	1	17,625	lf	1990
	3/4	555	lf	1990
<u>Steel Plug Valves</u>	6	2	ea	1990
	4	15	ea	1990
	3	7	ea	1990
	2	4	ea	1990
	1	1	ea	1990
<u>PE Ball Valves</u>	6	6	ea	1990
	4	45	ea	1990
	3	21	ea	1990
	2	12	ea	1990
	1	2	ea	1990
<u>Small Regulators</u>		256	ea	1985
<u>Large Meters</u>	1 psi	19	ea	1985
<u>Small Meters</u>	7 in. H2O	59	ea	1985

Notes: ea = each
E = polyethylene
lf = linear feet

psi = pounds per square inch
in. = inches

J8.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the sale. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Natural Gas Distribution System Goodfellow AFB

Qty	Item	Make/Model	Description	Remarks
	No spare parts are included in the privatization of this utility system.			

TABLE 3
Specialized Vehicles and Tools
Natural Gas Distribution System Goodfellow AFB

Description	Quantity	Location	Maker
No specialized vehicles or tools are included in the privatization of this utility system.			

J8.2.3 Natural Gas Distribution System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Natural Gas Distribution System Goodfellow AFB

Qty	Item	Description	Remarks
1	CD	Utility System Drawings	Natural Gas Distribution System
1	Record	Recurring Work Program (RWP)	

J8.3 Specific Service Requirements

The service requirements for the Goodfellow AFB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Goodfellow AFB natural gas distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- Leak detection surveys shall be performed in accordance with the Texas Railroad Commission (RRC) and 29 CFR 192 standards and frequencies. Goodfellow Air Force Base is classified as a business district for the purpose 49 CFR 192.
- The Contractor shall provide monthly meter reading reports IAW Paragraph J08.6, and that meet the following requirements:
The Contractor shall keep meter books with monthly consumption and demand (if applicable) for each meter reading. Meter books shall also include building address or facility number, meter number, previous month readings, current month readings, multipliers for each meter, total monthly consumption, points of contact for meter questions, and procedure for converting meter reads into consumption (including multipliers). The Contractor shall coordinate with the Government to determine the format for meter books to be delivered.
- The Contractor shall enter into a Memorandum of Understanding with the Goodfellow Air Force Base Fire Department for fire protection of all facilities included in the purchase of the utility. The Contractor shall abide by Goodfellow AFB fire protection requirements. The Contractor shall maintain the fire alarm system for all facilities included in the purchase of the utility. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.
- IAW Paragraph C.9.8, *Exercises and Crisis Situations Requiring Utility Support*, the Contractor shall provide support as directed by the Goodfellow Air Force Base Civil Engineer Control Center for exercises and crisis situations.

J8.4 Current Service Arrangement

Lone Star Gas Company transports natural gas to Goodfellow AFB. The Base contracts with Enserch Corporation to purchase natural gas that is transported by Lone Star.

Goodfellow AFB currently has a peak gas demand of nearly 19,000 thousand cubic feet (MCF) per month.

As noted in Section J8.1, projects planned for Goodfellow may increase the total square footage of buildings on Base by nearly 8 percent.

J8.5 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Paragraph C.3.

J8.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW Paragraph C.3 and J8.6 below.

TABLE 5

Existing Secondary Meters

Natural Gas Distribution System Goodfellow AFB

Facility No.	Tenant	Meter Description
99	Department of Transportation	Gas Meter
101	Law Center	Gas Meter
109	Arts & Crafts/ Auto Hobby Shop	Gas Meter
112	Comm Squadron Building	Gas Meter
127	NCO Club	Gas Meter (south)
127	Recreation Center	Gas Meter (north)
129	Navy Building	Gas Meter
135	Religious Education	Gas Meter
137	Dry Cleaners	Gas Meter
140	Gym	Gas Meter
141	Communication Building	Gas Meter
143	Navy/Red Cross	Gas Meter
144	Safety Building	Gas Meter
145	Finance	Gas Meter
146	Telephone Exchange	Gas Meter
154	Chapel	Gas Meter
205	Defense Investigative Services	Gas Meter
213	Commissary	Gas Meter
222	Base Exchange	Gas Meter
222	Class VI	Gas Meter
222	Clothing Sales	Gas Meter
223	Cold Storage/Troop Issues	Gas Meter
251	Laundry/Day Room	Gas Meter
256	Laundry/Day Room	Gas Meter
259	Ammonia Chiller Plant	Gas Meter
303	Burger King	Gas Meter
308	Personnel Office	Gas Meter
334	Western Winds Dining Hall	Gas Meter
337	Post Office	Gas Meter
339	Civilian Personnel	Gas Meter

Facility No.	Tenant	Meter Description
356	Dorm	Gas Meter
401	Dorm	Gas Meter
409	Dorm	Gas Meter
443	Supply	Gas Meter
447	Training Facility	Gas Meter
448	Training Facility	Gas Meter
501	SCI	Gas Meter
505	SCI Snack Bar	Gas Meter
519	Training Facility	Gas Meter
520	A/C Plant	Gas Meter
521	Voice Processing Facility	Gas Meter
523	Combat Intelligence Agency	Gas Meter
525	SCI	Gas Meter
530	Training facility	Gas Meter
533	Precision Imagery Complex	Gas Meter
700	UOPH	Gas Meter
707	Contracting	Gas Meter
709	UOPH HVAC Plant	Gas Meter
712	Library	Gas Meter
723	Officer's Club	Gas Meter
800	Bowling Alley	Gas Meter
806	Officer housing (Wing Commander)	Gas Meter
812	Base Theater	Gas Meter
818	Credit Union	Gas Meter
904	BX Service Station	Gas Meter
906	Child Development Center	Gas Meter
910	UOPH	Gas Meter
915	Youth Center	Gas Meter
920	TLF Facility	Gas Meter
922	TLF Facility	Gas Meter
924	TLF Facility	Gas Meter
1001	USAF Clinic	Gas Meter
1004	Medical Logistics	Gas Meter
1007	Environmental Health	Gas Meter
3206	UEPH	Gas Meter
3208	UEPH	Gas Meter
3220	Dining Hall	Gas Meter
3303	UEPH	Gas Meter
3305	Billeting	Gas Meter
3311	UEPH	Gas Meter
3321	Fire Station	Gas Meter
3323	Police Station	Gas Meter
3340	Dog Kennel	Gas Meter
3347	Fire truck Maintenance	Gas Meter
3420	Vehicle Maintenance Complex	Gas Meter
3439	Trainer Services Facility	Gas Meter
3453	Fire Training Complex	Gas Meter
3519	CE Shop Building	Gas Meter
MFH	Lanham/Airmen (#1 North)	Gas Meter
MFH	Lanham/Airmen (#2 South)	Gas Meter

J8.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J8.6 below.

TABLE 6

New Secondary Meters

Natural Gas Distribution System Goodfellow AFB

Meter Location	Meter Description
No new secondary meters are required at this time.	

J8.6 Submittals

The Contractor shall provide the Government submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name:

Address:

Phone number:

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall include the following information for Scheduled and Unscheduled outages:

Scheduled: Requestor, date, time, duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

Unscheduled: Include date, time and duration, facilities affected, response time after notification, completion times, feedback provided at time of outage, specific item failure, probability of future failure, long term fix, and emergency digging clearance number.

Outage reports shall be submitted by the 25th of each month for the previous month.

Outage reports shall be submitted to:

Name:

Address:

Phone number:

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report shall be prepared in the format required by Goodfellow AFB. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name:

Address:

Phone number:

4. System Efficiency Report. The Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. The

Contracting Officer will determine the frequency of the report based on Government requirements. System efficiency reports shall be submitted to:

Name:

Address:

Phone number:

J8.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented by the Government for energy conservation purposes.

- None

J8.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Goodfellow AFB boundaries.

J8.9 Off-Installation Sites

No off-installation sites are included in the sale of the Goodfellow AFB natural gas distribution system.

J8.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Natural Gas Distribution System Goodfellow AFB

Location	Description
	The Government does not require any connection or disconnections during the transition period.

J8.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Goodfellow AFB natural gas distribution system. If the natural gas distribution system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Natural Gas Distribution System Goodfellow AFB

Project Identifier/Location	Project Description